

# **NEWPORT ZONING BOARD OF REVIEW**

**TUESDAY, MAY 28, 2013 - 7:00 P.M.**

**CITY HALL COUNCIL CHAMBERS**

## **AGENDA**

### **I. Call to Order**

### **II. Roll Call and Determination of Quorum**

### **III. Minutes:**

**February 25, 2013**

**April 22, 2013**

### **IV. Communications:**

### **V. Action Items:**

**Motion to modify the condition of approval for the PETITION OF SHANNON S. BLAIR, applicant and owner; for a variance to the dimensional requirements for permission to demolish a portion of the existing deck and maintain a 5' x 3' addition which will be located .5' from the east property line (10' required), 3.33' from the north property line, (20' required) and which will increase the lot coverage from 43% to 44%, (20% allowed) applying to the property located at 5 Prescott Pl., TAP 13, Lot 128, (R-10 zone) by eliminating the**

**requirement to add bathroom windows.**

**Decisions (Receive, review, and sign)**

## **VI. Continued Petitions:**

**PETITION OF KYLE GOODWIN, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to construct a 3' X 2.5' generator which will be located 3' from the east property line, (10' required) applying to the property located at 10 Narragansett Ave., TAP 35, Lot 211, (R-10 zone), (Mar-6)**

**PETITION OF CHRIS & JILL BABCOCK, applicants and owners; for a special use permit and a variance to the dimensional requirements for permission to construct a rear 2nd floor stair/landing addition which will be located 3' from the east property line, (10' required) and which will increase the lot coverage from 26% to 36%, (20% allowed), applying to the property located at 48 Elm St., TAP 16, Lot 163, (R-10 zone)., (Apr-4)**

**PETITION OF JAMES RUGGIERI, applicant; 387 Thames Street, LLC, owner; for a special use permit for permission the convert the existing retail space into a fast-food restaurant applying to the property located at 387 Thames St., Unit R1, TAP 27, Lot 277-R1, (WB**

**zone), (Apr-10)**

## **VII. New Petitions:**

**PETITION OF JARED MINICK, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to construct a 4' x 9' roof over an existing deck which is located 5' from the north property line, (10' required), applying to the property located at 13 Vaughan Ave., TAP 40, Lot 84, (R-10 zone), (May-1)**

**PETITION OF LORRAINE SEBASTIAO, applicant and owner; variance for a special use permit and a variance to the dimensional requirements for permission to add an electric generator which will be located 8' from the east property line, (20' required) and 2' from the north property line, (50' required), applying to the property located at 599 Ocean Ave., TAP 44, Lot 71, (R-40A zone), (May-2)**

**PETITION OF GINA QUICK, applicant; THOMAS QUICK, owner; for a special use permit and a variance to the dimensional requirements for permission to remove an existing addition and construct an 8' x 16', 2nd floor deck which will be located 17' from the west property line, (20' required) and which will decrease the lot coverage from 25% to 23%, (20% allowed) applying to the property located at 19 East St., TAP 32, Lot 172, (R-10 zone), (May-3)**

**PETITION OF CHARLES & JENNIFER TAYLOR, applicants and**

**owners; for a special use permit and a variance to the dimensional requirements for permission to construct an 8' x 16', 1st floor deck which will increase the lot coverage from 33% to 35%, (20% allowed) applying to the property located at 65 Annandale Rd., TAP 34, Lot 20, (R-10 zone), (May-4)**

**PETITION OF TARIGO PROPERTIES, LLC, applicant and owner; A & O, Inc. d/b/a Asterisk Restaurant, Lessee; for a special use permit and a variance to the off-street parking requirements for permission to adding 198 sq. ft. of seasonal outdoor customer service area and provide 0 additional off-street parking spaces, (2 additional off-street parking spaces required), applying to the property located at 599 Thames St., TAP 39, Lot 90, (LB zone), (May-5)**

**PETITION OF CANDACE SHERMAN, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to construct an 10' x 17', single story art studio addition which will be located 3.75'' from the west property line, (10' required) and which will increase the lot coverage from 22% to 26%, (20% allowed) applying to the property located at 55 Warner St., TAP 13, Lot 73, (R-10 zone), (May-6)**

**PETITION OF PAUL VIERA & CYNTHIA WARD, applicants and owners; for a special use permit and a variance to the dimensional requirements for permission to completely renovate the existing single-family dwelling by adding a deck, a second floor addition, a**

**new garage and a new front porch which will be located 13.75' from the south property, (50' required). Said renovations to increase the lot coverage from 9% to 18%, (10% allowed) applying to the property located at 9 Commonwealth Ave., TAP 44, Lot 79, (R-40 zone), (May-7)**

**PETITION OF YOUNG FAMILY TRUST, applicant and owner; for a special use permit and a variance to the dimensional requirements for permission to construct a 4.25' x 8.25' outdoor shower stall which will be located 6.5' from the east property line, (10' required), applying to the property located at 60 Merton Rd., TAP 31, Lot 115, (R-10 zone), (May-8)**

**PETITION OF PINK & GREEN II, LLC, applicant and lessee; Chaira Pimolwatana & Denise Montoya, owners; for a special use permit for permission the convert the existing retail space into a fast-food restaurant applying to the property located at 359 Thames St., Unit E, TAP 27, Lot 158-E, (WB zone), (May-9)**

**PETITION OF PAUL TOBAK & FRANCIS SPILLANE, applicants and owners; for a special use permit and a variance to the density allowances for permission to convert the existing single-family dwelling and guesthouse into a two-family dwelling, (one dwelling unit allowed), applying to the property located at 43 Farewell St., TAP 17, Lot 36, (R-10 zone), (May-10)**

**PETITION OF ANDREW & DEBRA ACKERMAN, applicants and**

**owners; SCALES & SHELLS, lessee; for a special use permit and a variance to the dimensional requirements for permission to construct an enclosure addition and an extension of a covered wheelchair ramp which will be located 0' from the south property line, (5' required), applying to the property located at 527 Thames St., TAP 35, Lot 196, (WB zone), (May-11)**

**PETITION OF ANDREW & DEBRA ACKERMAN, applicants, 47 WEST 14TH St. Corp., owners; for a special use permit and a variance to the dimensional requirements for permission to construct an enclosure addition and an extension of a covered wheelchair ramp which will be located 0' from the north property line, (5' required), applying to the property located at 537 Thames St., TAP 35, Lot 107, (WB zone), (May-12)**

**PETITION OF GARYN & RACHELLE WHATMOUGH, applicants and owners; for a special use permit and a variance to the dimensional requirements for permission to construct a new front porch and side bulkhead addition which will increase the lot coverage from 19% to 24%, (20% allowed), applying to the property located at 190 Gibbs Ave., TAP 20, Lot 191, (R-10A zone), (May-13)**

**PETITION OF JOHN GENGA, applicant and owner; for a use variance, a special use permit and a variance to the dimensional requirements for permission to reconfigure and construct new decking which will be located 11' from the south property line, (20' required), construct a**

**22' x 18' single car garage addition which will increase the lot coverage from 22% to 26%, (20% allowed), and add an "Accessory Dwelling Unit", (accessory dwelling units not allowed), applying to the property located at 9 Xavier Terr., TAP 11, Lot 656, (R-10A zone).**

**VIII. Adjournment:**